



Connells

Doddington Heights Park Earls Ditton Lane
Hopton Wafers Kidderminster



Property Description

Nestled away in the countryside, sitting between Clee Hill and Hopton Wafers, you will find this cosy yet spacious, two bedroom Park Home.

Stepping inside, you will be greeted by a welcoming entrance hall with doors leading off to all rooms. A spacious lounge, dining room and kitchen sit to the one side of the property, while the the master bedroom with dressing room and en-suite, second double bedroom and shower room sit at the other side. Boasting double glazing and central heating throughout.

Externally, this beautiful property boasts a wrap around style garden, benefiting from being low maintenance.

Agent Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Front Elevation

A neat pathway leads from the parking area around to steps up to the front door. Gravelled area surrounding with space for planting.

Entrance Hall

Spacious and welcoming entrance hall having fitted carpet, ceiling light point, panelled radiator and a storage cupboard.

Lounge

19' 4" x 11' 2" (5.89m x 3.40m)

Spacious yet cosy lounge, boasting a fireplace and surround, fitted carpet, ceiling and wall lights, a panelled radiator and television aerial point. Open plan to the dining area. Three double glazed windows to the rear and side create a bright and airy living space.

Dining Room

8' 11" x 7' 5" (2.72m x 2.26m)

Additional living space, perfect for a dining table and chairs with fitted carpet, ceiling light point, panelled radiator and a double glazed window.

Kitchen

11' 7" max x 9' 3" (3.53m max x 2.82m)

Fitted kitchen boasting a range of wall and base units and work surface space. Integrated oven and hob with extractor fan, inset sink and drainer unit, space for a freestanding fridge freezer and plumbing for a washing machine. Tiled flooring, partially tiled walls, ceiling light point and a panelled radiator. Double glazed window and door to the rear.

Bedroom One

10' 10" x 9' 5" (3.30m x 2.87m)

Spacious double bedroom boasting fitted carpet, tall storage cupboard, ceiling light point, panelled radiator and a double glazed window. A door leads through to the dressing room and en-suite.

Dressing Room

4' 11" incl fitted wardrobes x 3' 7" (1.50m incl fitted wardrobes x 1.09m)

Boasting fitted wardrobes and a fitted dressing table with drawers. Fitted carpet, ceiling light point and a double glazed window.

En-Suite

White suite comprising a wash hand basin, WC and panelled bath. Partially tiled walls, laminate flooring, ceiling light point, panelled radiator and a double glazed frosted window.

Bedroom Two

9' 4" incl fitted wardrobes x 9' 3" (2.84m incl fitted wardrobes x 2.82m)

Second double bedroom boasting fitted wardrobes, carpet, ceiling light point, panelled radiator and a double glazed window.

Shower Room

Comprising a wash hand basin, WC and walk-in shower cubicle with glass door. Fitted carpet, panelled radiator, ceiling light point and a double glazed frosted window.

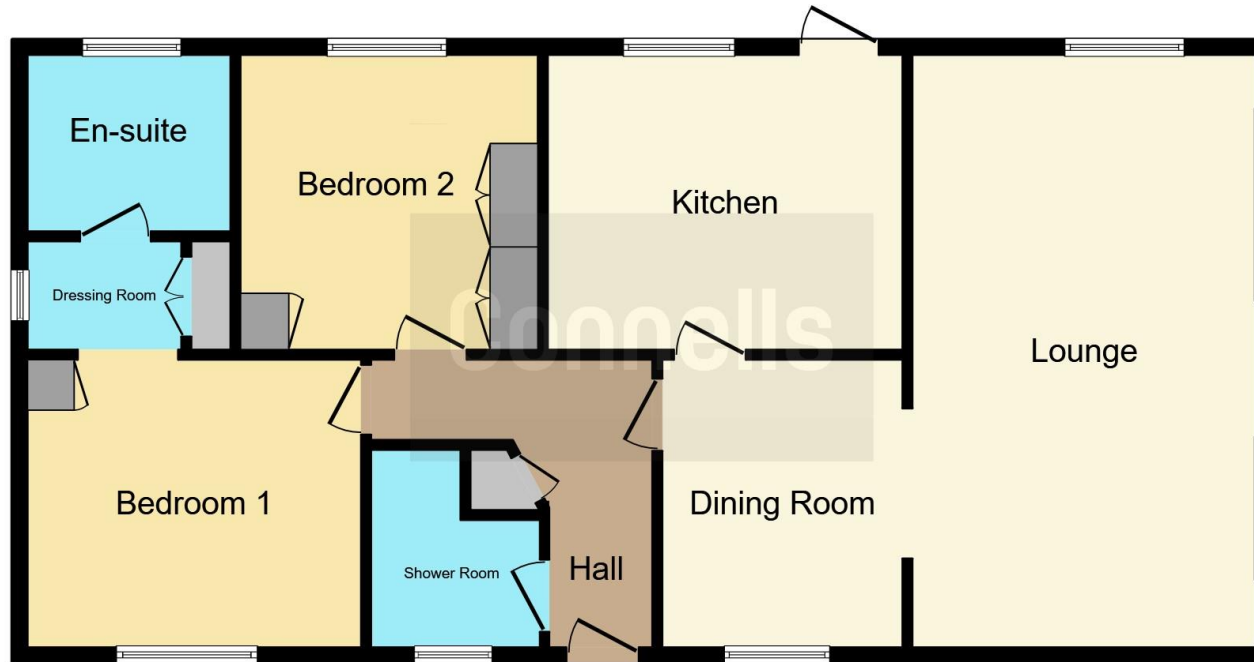
Outside

Low maintenance but spacious outdoor area, with a patio perfect for seating and gravelled areas with space for planters leading around the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
KIDDERMINSTER DY10 1ED

EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/KMR310418

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KMR310418 - 0003